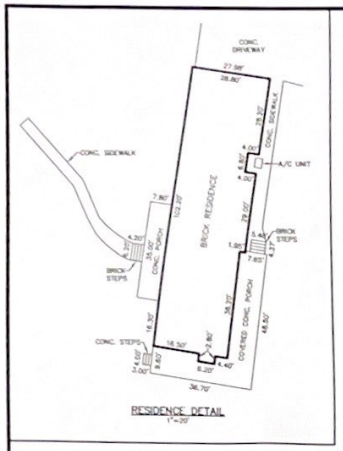
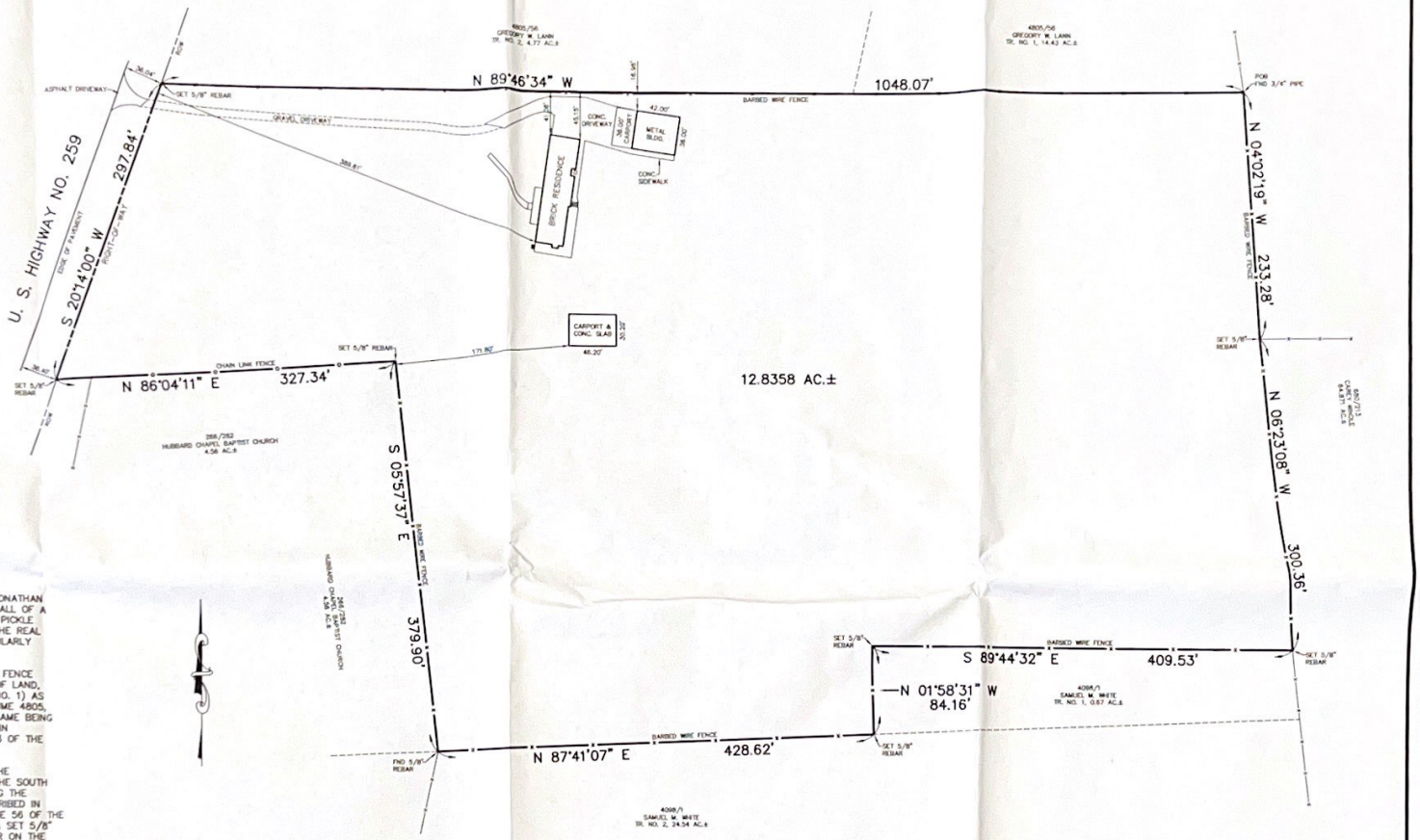


RESIDENCE DETAIL
1"=20'



PROPERTY DESCRIPTION – 3503 HIGHWAY 259 SOUTH, DEKALB, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JONATHAN HOPKINS HEADRIGHT SURVEY, A-253, BOWIE COUNTY, TEXAS AND BEING ALL OF A TRACT AS DESCRIBED IN QUITCLAIM FROM MARJORIE PICKLE TO EARNEST PICKLE DATED DECEMBER 17, 2003, RECORDED IN VOLUME 4208, PAGE 118 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 3/4" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 14.43 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO GREGORY W. LANN RECORDED IN VOLUME 4805, PAGE 56 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE WEST BOUNDARY LINE OF A 64.871 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CAREY WINDLE RECORDED IN VOLUME 680, PAGE 213 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°46'34" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT AND BEING THE SOUTH BOUNDARY LINE OF A 4.77 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO GREGORY W. LANN RECORDED IN VOLUME 4805, PAGE 56 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 1048.07 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 259;

THENCE: S 20°14'00" W, WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 259, 297.84 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 86°04'11" E, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE NORTH BOUNDARY LINE OF A 4.56 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO THE HUBBARD CHAPEL BAPTIST CHURCH RECORDED IN VOLUME 266, PAGE 282 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 327.34 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP AT AN EXISTING FENCE CORNER;

THENCE: S 05°57'37" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 4.56 ACRE TRACT, 379.90 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 87°41'07" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED PICKLE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 24.54 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO SAMUEL M. WHITE RECORDED IN VOLUME 4098, PAGE 1 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 428.62 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 01°58'31" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF A 0.67 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO SAMUEL M. WHITE RECORDED IN VOLUME 4098, PAGE 1 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 84.16 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER;

PROPERTY DESCRIPTION CONTINUED

THENCE: S 89°44'32" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.67 ACRE TRACT, 409.53 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 06°23'08" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED PICKLE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 64.871 ACRE TRACT, 300.36 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 04°02'19" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED PICKLE TRACT, SAME THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 64.871 ACRE TRACT, 233.28 FEET TO THE POINT OF BEGINNING, CONTAINING 12.8358 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 19, 2015, OPERATING WITHIN THE PARAMETERS OF WGS-84.

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GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 50 ft.

FILE NAME: 12680-1.DWG

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0250D, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

STATE OF TEXAS
KENNETH B. LYNCH
4874
REGISTERED PROFESSIONAL LAND SURVEYOR
3/19/15

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1

LYNCH SURVEYING CO., INC.
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

BOWIE COUNTY, TEXAS
JONATHAN HOPKINS SURVEY, A-253
SURVEY FOR PICKLE

Scale: 1" = 50'	Date: MAR. 2015	Job No. 12680
Den. By: KDL	Dwn. By: RWB	Chd. By: KDL